



# County of Yellowstone Board of Adjustment

## Special Meeting AGENDA

510 N. Broadway 4<sup>th</sup> Floor

Thursday, January 20, 2005

10:00 a.m. Meeting

### NOTICE TO THE PUBLIC

#### Public Comment:

There will be a Public Comment Section as noted on the agenda. This is the time members of the public may comment on any item not appearing on the agenda. Under State law, matters presented under this section cannot be discussed or acted upon by the Zoning Commission during this time. For items appearing on the agenda, the public will be invited to make comments at the appropriate time. It is very important to speak directly into the microphone, and state your name and address for the record. Please limit your comments to three (3) minutes or less.

#### 1. **CALL TO ORDER**

Introduction of Boardmembers and Staff.

#### 2. **PUBLIC COMMENT**

Any member of the public may be heard on any subject that is not on the agenda.

#### 3. **APPROVAL OF MINUTES**

Approve the minutes of September 22, 2004.

#### 4. **REGULAR BUSINESS**

Reading of rules for the procedure by which the public hearings will be conducted.

#### 5. **PUBLIC HEARINGS**

**Item #1 Variance #245:** A variance from the Unified Zoning Regulations Section 27-310.I.1. to increase the maximum allowed square footage of detached accessory structures from 1,500 square feet to 5,000 square feet in a R-15,000 zone on Tract 1 of C/S 689 and Tracts 85 & 86 of Sunny Cove Fruit Farm (proposed Cold Stone Subdivision). The subject property is general located west of 66<sup>th</sup> Street West, north of Colton Boulevard and south of Grand Avenue. Cold Stone Estates, LLC owner and Engineering Inc. agent.

**Item #2 Variance #246:** A variance from the Unified Zoning Regulations Section 27-308 to reduce the minimum lot size in an Agriculture Open Space zone from 10 acres to 1 acre and 9 acres on Tracts 8A and 8B, respectively, of C/S 2085. The property is generally located at 1900 43<sup>rd</sup> Street West north of Grand Avenue and south of the Big Ditch. Gordon and Rachel McCann, owners.

#### 6. **ANNOUNCEMENTS**

#### 7. **OTHER BUSINESS**

Election of Officers.

#### 8. **ADJOURN**